



Legislation Text

File #: 17-019, **Version:** 1

Staff Report for a Resolution Accepting the Work for the Main Library Carpet Replacement Project;
Project No. 2014.0370

SUMMARY AND RECOMMENDATIONS

Staff recommends acceptance of the work, filing of the Notice of Completion, and authorizing the City Manager to release the performance and payment bonds, and to release the maintenance bond for the subject project upon successful completion of the one-year maintenance period.

BACKGROUND

On November 7, 2016, the City Council awarded a contract to Century Carpet for \$517,885 for the subject project. Work started in late December 2016 and was completed in January 2017. Existing floor coverings throughout the Main Library (excluding the Auditorium and Project Literacy offices) were replaced with decorative carpet tiles, and durable textile flooring was installed in the Karp/Estudillo public meeting room. The new carpet and painting have been well received by the public and library staff, and was a welcome change from the prior worn finishes.

Analysis

The construction contract is complete, and the work complies with the contract documents and City standards.

Current Agency Policies

- Maintain and enhance San Leandro's infrastructure
- Support and implement programs and activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride

Previous Actions

- On November 6, 2017 by Resolution No. 2017-156, City Council authorized the City Manager to Negotiate and Approve Increases in Individual and Cumulative Change Orders from 10% to 15% (from \$51,788 to \$77,682; an Increase of \$25,894) of the original contract.
- On January 17, 2017 by Resolution No. 2017-007, City Council authorized the City Manager to negotiate and approve individual and cumulative change orders up to 10% (\$51,788) of the original contract.

- On November 7, 2016 by Resolution No. 2016-143, City Council awarded a construction contract to Century Carpet for \$517,885, authorized the City Manager to approve individual and cumulative change orders up to 5% of the original contract amount, and additionally appropriated \$50,000 for painting and resilient flooring.

Committee Review and Actions

- The project was presented to the City Council Facilities and Transportation Committee on July 19, 2016. Two carpet schemes were reviewed at this meeting; both were acceptable to the Committee. The additive alternates for resilient flooring and painting were also discussed at this meeting; both additions were viewed as important and appropriate changes to incorporate into the project.
- The project was also presented to the San Leandro Library and Historical Commission on July 19, 2016. The Commission reviewed the two patterns presented to the City Council Facilities Committee and recommended to staff the carpet pattern to be used for the project.

Applicable General Plan Policies

- CSF-3.3; Adequate Funding: Ensure that library funding remains adequate to sustain or increase existing service levels, including staffing, programming, and technology upgrades. Maintain or exceed American Library Association standards throughout the City's library system.
- CSF-3.4; Library as Neighborhood Centers: Promote programs and events that affirm the role of the City's libraries as community and neighborhood gathering places and that reflect the City's diverse population.
- CSF-3.5; Resources for Self-Improvement: Ensure that San Leandro's libraries and other community institutions provide a setting for the open exchange of ideas and information and provide an opportunity for residents of all backgrounds to improve their skills and knowledge.

Environmental Review

A categorical exemption from CEQA per Section 15301 for 'Existing Facilities' was filed with the Alameda County Recorder's Office for this project on October 2, 2015.

Summary of Public Outreach Efforts

- The project was described on the Engineering and Transportation Department website.

Fiscal Impacts

The total project cost was \$606,000, which includes design, construction, and construction administration.

A summary of the construction contract with Century Carpet is below:

Original Contract	\$517,885.00
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<u>Change Orders</u>	<u>\$ 75,235.20 (14.5%)</u>
Total Contract Amount	\$593,120.20

Major change orders on the construction contract included: additional painting (bookstore, café and lobby), self-leveling underlayment installation and stage removal (Karp/Estudillo room), purchasing additional maintenance stock of replacement carpet tiles, and replacing resilient flooring with Flotex (Karp/Estudillo room).

Budget Authority

Project funding was from the following accounts:

<u>Account No.</u>	<u>Source</u>	<u>FY/Approp Date.</u>	<u>Amount</u>
210-38-372	CIP funds	Res. 2015-100, FY 2015-16	\$542,000
210-38-372	CIP funds	Res. 2016-143, FY 2016-17	\$50,000
687-18-007	Facility Maint. Funds	Res. 2015-100, FY 2015-16	\$5,000
<u>150-68-012</u>	<u>State Library Grant Funds</u>	<u>Res. 2015-100, FY 2015-16</u>	<u>\$9,000</u>
		Total Project Appropriation	\$606,000

Attachments

Project Photos - Main Library Carpet Replacement

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